

TIF #2 OVERSIGHT COMMITTEE MINUTES (UNIVERSITY NORTH PARK TIF)
STUDY SESSION ROOM
201 WEST GRAY
2:00 P.M.
October 25, 2011

The Tax Increment Financing District #2 - University North Park ("UNP TIF") Oversight Committee met at 1:30 p.m. in the Municipal Building Study Session Room on the 25th day of October, 2011.

PRESENT: Robert Castleberry, Mike Givel, Kelley Grace, Sandra Longcrier, Joe Siano, Ted Smith, and Fred Walden

ABSENT: Harold Haralson and Gail Poole

OTHERS PRESENT: Anthony Francisco, Finance Director
Jeff Bryant, City Attorney
Kathryn Walker, Assistant City Attorney
Suzanne Krohmer, Budget Manager
Roger Gallagher, Council Member
Mark Campbell, Citizen
Joy Hampton, Norman Transcript

The meeting was called to order at 2:00 pm by Mr. Castleberry. A quorum was present.

Motion was made by Fred Walden and seconded by Ted Smith to approve the Minutes of the October 11, 2011 meeting. Unanimously approved.

Committee watched excerpts from the video that had been presented to City Council previously by Frank Goppold, Architect, and Bob Stearns, Developer. Video showed design plan for Village Center for University North Park and similar projects in other cities.

Discussion on Lifestyle Center:

- Members absent today need to see film and hear explanation of developer and architect.
- With Legacy Trail in area as well – plans need to include bicycle and pedestrian traffic.
- Area should be similar to 24th and Rock Creek to handle bicycle and pedestrian traffic.
- Very important for Developer to land anchor store first.
- Sequencing of anchors, grocery store, etc.
- Changes in plan are not very significant except loss of movie theater.
- Developer wants until 2018 to develop Lifestyle Center which is 2 years beyond initial completion of 2016.
- Parking areas – will there be more or less in the plan?
- Possibly 2 more hotels in the plan.
- Advalorem tax vs. retail sales tax collections – hotels will increase advalorem and decrease sales tax.
- Pedestrian concern – parking spaces and sidewalks need to be balanced.

- Members liked the concepts presented.
- Committee agrees it's too early to extend timeline from 2016 to 2018.
- Committee is in agreement the concept is consistent with original plan.
- Chair asked if there were any comments from guests.
- Can the park area be viewed from the hotel?
- With hotel occupancy at 61%, should there be more hotels built – has Committee met with NCVB?
- Additional hotels will bring more people to use the convention center which means more outside dollars being spent in Norman.
- Type of events to be held in Lifestyle (“Village Center”) area.

Anthony reminded the Committee that their Annual Report is on the agenda for tonight and invited all to feel free to come to the meeting.

Motion by Ted Smith and seconded by Kelly Grace to adjourn the meeting. The meeting was adjourned at 2:55 pm.